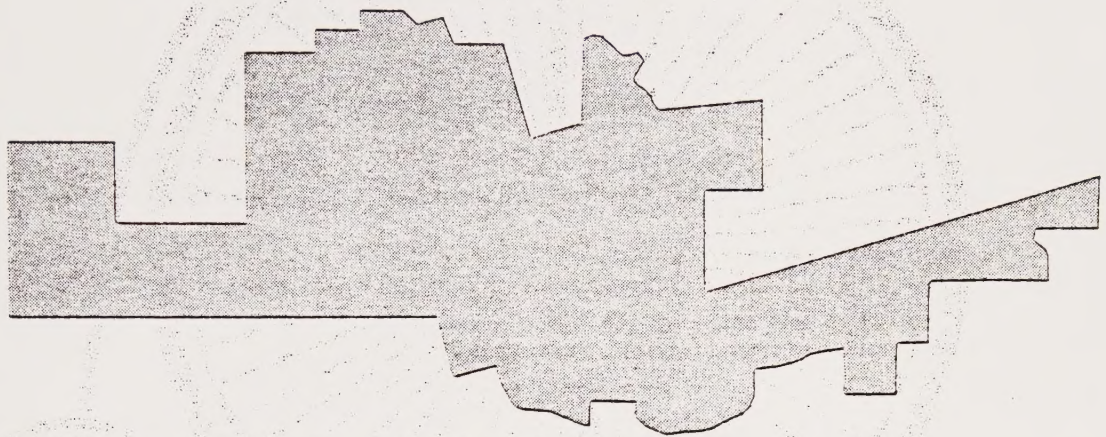


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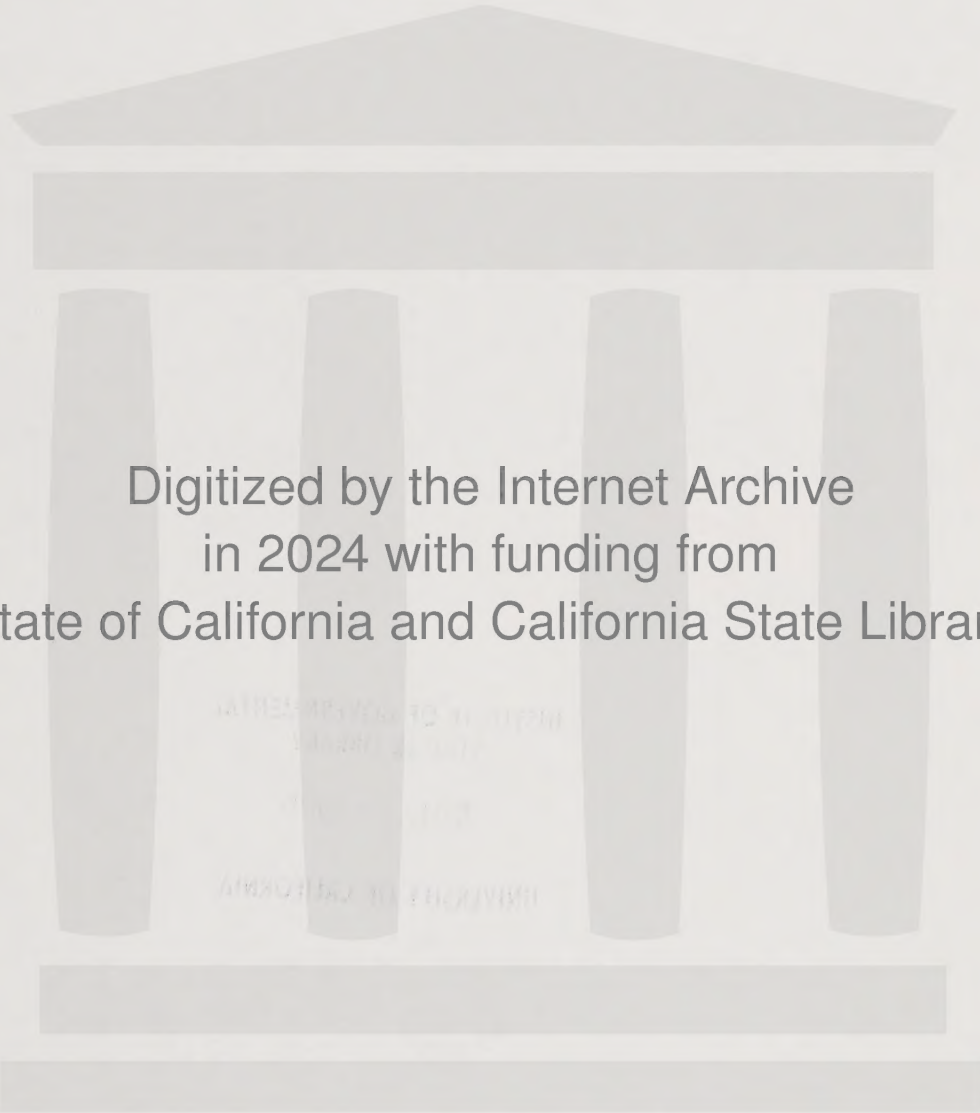
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**GENERAL
PLAN**

land use element



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LAND USE ELEMENT
CITY OF DAVIS GENERAL PLAN

Approved February 22, 1984

CITY OF DAVIS

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Approved:

February 7, 1984 - Planning Commission
February 22, 1984 - City Council

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INTRODUCTION

Section 65302(a) of the Government Code requires the General Plan to include:

A land use element which currently designates the proposed general distribution and general location and the extent of the uses of the land for housing, business, industry, open space, including agriculture and natural resources, recreation and enjoyment of scenic beauty, education and public buildings and grounds, solid and liquid waste disposal facilities and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

This statute serves as the guideline for the City of Davis Land Use Element. The element is divided into several categories; goals, objectives, and policies have been established within each category. The categories are:

- * General
- * Residential
- * Commercial
- * Industrial
- * Public Facilities
- * Open Space/Agricultural
- * Circulation/Transportation
- * Special Areas
- * Preservation of Significant Features
- * Environmental
- * Fiscal

The purpose of the Land Use Element is not to duplicate the goals and policies of the related elements, such as housing, circulation, and open space. However, it will be necessary to reiterate some of the policy language in other elements of the General Plan to show the close relationship and link between those other elements and the Land Use Element and to assure that the General Plan constitutes an internally consistent document.

The technical information to support these policies appear in the Technical Supplement to the Land Use Element.

GENERAL GOALS, OBJECTIVES, AND POLICIES

GOAL 1:

The distribution of land use within the City and urban area should reflect the present and future growth needs of the City.

Objective No. 1:

Designation of sufficient land to meet residential, commercial, and industrial land use needs for a population of 50,000 in the urban area by the year 2000 (see General Plan Land Use Map, page 79.)

Policies

1. Establish an urban area boundary which defines the limits of urban growth in and around the City of Davis. The boundary should be defined to include the following:
 - * All existing areas developed for non-agricultural or non-open space uses.
 - * University-owned land.
 - * Designated urban reserve areas.
 - * An agricultural preservation "buffer" surrounding the City.
2. Determine the appropriate amount of land for residential development through the three-year housing needs report.
3. Ensure that land is available in and adjacent to the Core Area to allow for commercial expansion necessary to serve the increase in population through the year 2000. Additionally, given the limited amount of vacant land and land available for conversion to commercial uses, allow some commercial uses outside the Core Area.
4. Provide for a three-to-five year supply of vacant land in each land use category equal to or greater than the amount of land developed in each category during the previous three-to-five year period. For housing, the amount of vacant land needed should be sufficient to carry out the housing element action plan.

GOAL II:

The premature development of non-contiguous areas of the City should be discouraged.

Objective No. 1:

Tie the City's "capital improvement program" for the construction and expansion of facilities to the City's Development Phasing Map.

Policies:

1. Phase 1 areas are to be developed prior to Phase 2 areas.
2. Capital facilities should not be extended to non-contiguous areas proposed for development.

Objective No. 2:

Designate urban reserve areas for development after the land within the City is equivalent to a three-year supply.

Policies:

1. Urban reserve areas inside the City limits should be developed before urban reserve areas outside the City limits.
2. Land use designations should be general (residential, commercial, industrial, etc.) and should guide the enactment of specific zoning requirements.
3. Urban reserve areas outside City limits should be annexed to the City prior to their development.

GOAL III:

The City should foster and maintain a neighborhood-focused pattern of development.

Objective No. 1:

Establish and maintain internally consistent planning areas which recognize the neighborhood-based pattern of City development.

Policies:

1. Delineate the several planning areas.
2. Designate that mix of land uses in each planning area which will maintain neighborhood identity.
3. Determine the type of facilities needed to serve each planning area.
4. Control the location, size, and timing of public facilities in order that planning for such facilities precedes development within the planning area.

Objective No. 2:

Plan for neighborhood development within each planning area.

Policies:

1. Define neighborhood boundaries and the size and location of each neighborhood.
2. Designate land uses and sites for public facilities so that each neighborhood has a full contingent of local services:
 - * A recreation/open space area.
 - * A public school.
 - * A public meeting place.
 - * Neighborhood retail services.
3. Design traffic circulation systems to protect neighborhood integrity by limiting the number of intra-city arterials in any one neighborhood to the minimum necessary for safe and effective intra-city travel. Arterials should serve as neighborhood boundaries.

GOAL IV:

To monitor land use needs and periodically determine whether changes in land use are needed.

Objective No. 1:

For each general land use category, establish standards or guidelines for determining appropriate changes in land use designations. Provide for periodic review and update of these standards.

Policies:

1. Standards should take into account existing development patterns.
2. Standards should address the size, location, and physical suitability of vacant parcels for development.
3. Standards should consider the demand for various land uses.
4. Ensure that approved development reflects standards set under this policy.

Objective No. 2:

Apply standards or guidelines as criteria on which to judge proposed changes in zoning or General Plan designation.

RESIDENTIAL POLICIES

INTRODUCTION

The majority of developed acreage in the City is devoted to residential uses. The residential policies reflect this predominantly residential character of the City and attempt to preserve the residential neighborhoods which characterize Davis. The residential policies establish guidelines and set general standards for residential density, the designation of residential use categories, the mixing of residential with commercial uses, and the location of non-residential uses in residential areas.

The residential policies anticipate an urban area population of 50,000 by the year 2000. The policies also reflect a desire to direct and manage new development according to a phasing plan (see the Development Phasing Map) in which the number of new ownership units for which building permits are issued, with exceptions, are based on a periodic housing needs analysis. Many of the goals, objectives, and policies in this section are in accord with the League of California Cities "Housing Policy Statement" issued in October 1983 (see Appendix D). Perhaps of greater importance this section is also in accord with the City of Davis' General Plan Housing Element adopted in December 1983.

GOAL 1:

To preserve and protect residential uses as the predominant land use in residential areas.

Objective:

Establish within the General Plan and the Zoning Code criteria governing the location of certain non-residential uses in residential areas and the separation of other non-residential uses from residential areas.

Policies:

1. Establish design, parking, and locational standards for non-residential uses in residential areas.
2. Establish standards for mixed use structures and zones.
3. Establish design, parking, and locational standards for commercial and industrial uses abutting or proximate to residential uses.

GOAL II:

To encourage new residential development and the conservation of a variety of housing types to meet the needs of existing and future Davis residents. To maintain residential land use as the predominant land use activity in the City.

Objective No. 1:

Achieve a mix of housing types and prices/rents in each planning area and neighborhood.

Policies:

1. Use the City's development review process to achieve an economic mix of housing.
2. Promote residential developments of all types through appropriate zoning practices.
3. Maintain a planned development process which allows the City flexibility in establishing residential densities and housing types for individual projects.

Objective No. 2:

Ensure that sufficient land is available to meet future housing needs.

Policies:

1. Maintain a minimum three-year reserve of vacant residential land. (See General Goal I, Objective No. 1, Policy 3.)
2. Use the planned development process to make the most efficient use of residential land.

Objective No. 3:

Ensure that new residential development is allowed at densities appropriate to meet the 50,000 urban area population target for the year 2000.

Policies:

1. Single family and duplex developments normally should have gross densities of 5 to 9 units per acre.
2. Multi-plexes (3-4 units) and small multi-family units normally should have gross densities of 9 to 16 units per acre.

3. Garden apartments, townhouses, and similar multi-family units (2 story low and medium density) normally should have gross densities of 16 to 25 units per acre.
4. High density apartments (multi-family units of three or more stories) normally should have gross densities of 25-40 units per acre.

GOAL III:

To establish standards for determining the appropriate designation of undeveloped land and the evaluation of proposals for redevelopment of residential land.

Objective No. 1:

To set and periodically review standards for the designation of areas for single-family dwellings and duplexes. The following criteria shall apply:

Criteria:

1. Parcels abutting or across a right-of-way from existing single-family developments on three or more sides.
2. Parcels located on existing local or collector streets.
3. Undesignated parcels adjacent to single-family developments.
4. Parcels in which natural or facility constraints (sewer, water, drainage, etc.) would allow only low density development.
5. Parcels on which multi-family high or low density residential uses are allowed.

Objective No. 2:

To set and periodically review standards for the designation of areas for multi-plexes and small apartments. The following criteria shall apply:

Criteria:

1. Parcels adjacent to existing multi-family development and abutting or across a right-of-way from single family or duplex residential uses on not more than two sides.

2. Parcels adjacent to or across a right-of-way from non-residential uses along one or more sides.
3. Parcels greater than two acres and abutting single-family or duplex residential uses on no more than three sides.
4. Parcels located on collector streets or arterial streets and abutting or across a right-of-way from single-family or duplex residential uses on not more than three sides.
5. Parcels of at least five acres.
6. Parcels on which natural or facility constraints preclude higher density multi-family uses.

Objective No. 3:

To set and periodically review standards for the designation of areas for garden apartments, townhouses, and similar low and medium density multi-family uses. The following criteria shall apply:

Criteria:

1. Parcels located on collector or arterial streets and abutting or across a right-of-way from single-family or duplex uses on no more than two sides.
2. Parcels surrounded by multi-family land uses.
3. Parcels of at least two acres in size and abutting or across a right-of-way from single-family or duplex uses on no more than three sides.
4. Parcels of at least five acres.
6. Parcels with no significant natural or facilities constraints.

Objective No. 4:

To set and periodically review standards for the designation of areas for high density apartments. The following criteria shall apply:

Criteria:

1. Parcels surrounded by existing multi-family uses.
2. Parcels on collector or arterial right-of-ways and abutting or across a right-of-way from single-family or duplex uses on not more than one side.
3. Parcels of at least two acres and abutting or across a right-of-way from single-family or duplex uses on not more than one side.
4. Parcels of at least five acres.
5. Parcels abutting or across a right-of-way from non-residential uses on two or more sides.
6. Parcels with no significant natural or facilities constraints.

GOAL IV:

To achieve appropriate residential project design without imposing unreasonable conditions on residential development.

Objective No. 1:

To set appropriate standards for open space, lot size, minimum lot area per dwelling unit, lot coverage, building bulk, parking, and other site design considerations. To periodically review and update those standards to reflect the need for facilities and methods of financing those facilities.

Policies:

1. The City of Davis Zoning Code will contain standards for each residential zone.
2. Conventional zoning standards may be waived for individual projects through the approval of a planned development; however, minimum requirements for lot area per dwelling unit, lot size, open space, and parking should not normally be reduced more than the minimum necessary to accomplish the development's objectives as approved by the City.

Objective No. 2:

To ensure that residential projects are designed with convenient access to commercial uses, recreational uses, work, public services, and other destinations through a combination of motor vehicle, bicycle, and pedestrian circulation routes.

Policies:

1. Encourage site designs which minimize paved surfaces and roadway lengths while providing adequate access for normal circulation and emergency vehicles.
2. Encourage site designs which minimize vehicular, bicycle, and pedestrian conflicts.

Goal V:

To achieve a timing of new residential development consistent with the timing for installation of public facilities and with a target urban area population of 50,000 by the year 2000. (See General Goal I, Objective No. 1, and General Goal II, Objective No. 2.)

Objective No. 1:

Control the rate of new residential development consistent with periodic estimates of internal housing needs. (See Housing Element Goal I, Policy 4, page 2, and Housing Needs Analysis, pages 8-19.)

Policies:

1. Tie residential development needs to University growth policies, regional and local employment trends, and internal population growth.
2. Maintain a system of allocating ownership units, with the exceptions provided for in the Housing Element, based on periodic housing needs estimates (see Housing Element, pages 21-23).
3. Encourage master planned projects phased in accordance with the City's schedule for capital improvements and the Development Phasing Map.
4. Ensure proper development phasing by relating new housing development to transportation, commercial services, and public services.

GOAL VI:

To increase incentives for housing maintenance and production through private economic incentives.

Objective No. 1:

Allow some mixing of residential and commercial uses in appropriate locations.

Policies:

1. Designate appropriate areas in the City for mixing of residential and commercial uses.
2. Establish discretionary standards for identifying such appropriate areas. Standards should address density considerations, traffic volume and circulation, development scale, reduction in potential conflicts between residential and commercial uses within a structure, and reduction in conflicts between residential and commercial uses in separate structures proximate to one another.

Objective No. 2:

Allow some non-residential activities in residential units consistent with the following policies. (Such uses are termed "home occupations.")

Policies:

1. Limit home occupations to those uses which do not outwardly change the appearance of a residence.
2. Limit home occupations to those uses which would not disrupt neighborhood characteristics such as traffic patterns and volumes, parking, pedestrian activity, and noise.
3. Ensure that the home occupation is maintained in predominantly residential use.

GOAL VII:

To allow special and institutional uses in residential areas, such as day care homes, half-way houses, homes for physically or developmentally disabled children or adults, nursing homes, churches, social clubs, and other similar uses.

Objective No. 1:

To establish general standards for the location of special and institutional uses and to periodically review and update these standards.

Policies:

1. Institutional and other special uses should be consistent in scale, design, and landscaping with residential uses.
2. Adverse effects from traffic, pedestrian activity, and noise should be limited.
3. Special set-back requirements should be established where necessary to reduce adverse effects on abutting properties.
4. Off-street parking should be sufficient to eliminate overcrowding on curb-side parking.
5. The number of institutional or special uses in any one neighborhood or area should be limited so that such uses do not detract from the predominant residential qualities of the areas in which the uses are located.

COMMERCIAL POLICIES

INTRODUCTION

Commercial services in the City of Davis have always been small scale, taking place mostly in one or two-story structures. The City's Core Area was once the central business district for surrounding agricultural areas. Farmers would come into town to sell their wares and purchase goods and services. The commercial policies in this Land Use Element attempt to further several objectives:

- * To reinforce the Core Area as the principal commercial district in the urban area; however, to also recognize the limit on commercial expansion in the Core resulting from the amount of land available for commercial expansion.
- * To allow for strategically located neighborhood commercial services to meet the convenience needs of neighborhood residents.
- * To maintain the predominantly small scale of commercial activities in the City.
- * To ensure that a wide range of commercial services can be sustained in the City.
- * To provide employment opportunities for City residents and future residents consistent with the City's internal growth needs.

GOAL I:

To provide for a level of commercial land use to serve the needs of Davis residents to the year 2000, to provide a full range of commercial services, and to provide employment opportunities for Davis residents.

Objective No. 1:

Ensure that sufficient land is available to meet the commercial needs of Davis residents and to provide for some surplus for a choice of commercial locations.

Policies:

1. Maintain sufficient flexibility in the types of uses allowed in commercially designated areas to address changes in market conditions and to foster competition.

2. Designate commercial areas which provide convenient access from all Davis neighborhoods.
3. Provide a minimum three-year supply of surplus commercial land (see General Goal I, Objective No. 1, Policy 3) to be included in zoned areas for commercial uses.

Objective No. 2:

Provide employment opportunities for Davis residents.

Policies:

1. Encourage commercial uses which will both serve and employ Davis residents.
2. Prepare a periodic residential needs estimate based on projected resident employment from new commercial uses (see Residential Goal IV, Objective No. 1).

GOAL II:

To establish standards for the location and density of commercial areas.

Objective No. 1:

Maintain the Core Area as the City's primary commercial district within the limits imposed by the amount of land available for commercial expansion.

Policies:

See the Special Area Goals, Goal I for policies on the Core Area.

Objective No. 2:

To allow neighborhood commercial centers providing access from each of the City's neighborhoods.

Policies:

1. Neighborhood commercial centers should concentrate on convenience goods and serve the limited neighborhood market. Examples include grocery stores, small restaurants, convenience clothing shops, small hardware stores, gasoline/automobile service stations, and personal care stores.

2. Neighborhood commercial centers should be located on arterial streets.
3. Neighborhood commercial centers should generally be of a scale consistent with surrounding residential uses.
4. Sufficient but not excessive on-street parking should be provided.
5. Set-backs and landscaping should be used to reduce any adverse visual and noise effects of a neighborhood commercial center on surrounding residential uses.
6. The expansion of existing neighborhood commercial centers and the location of new neighborhood commercial centers should be controlled so as not to draw away commercial uses from the Core Area.

Objective No. 3:

To allow highway-oriented commercial uses.

Policies:

1. Such commercial uses should be those requiring access to a highway, visibility from a highway, or association with other highway-oriented uses.
2. Highway-oriented commercial uses should be designated to minimize traffic generation in surrounding residential areas and to allow for direct or convenient access onto the nearby highway.
3. Highway-oriented commercial uses should serve Davis residents and highway travelers to Davis.

Objective No. 4:

To encourage mixed use residential and commercial structures.

Policies:

See Residential Goal V, Objective No. 1.

Objective No. 5:

To allow a limited number of office and professional-oriented commercial uses in multi-family residential zones.

Policies:

1. Such commercial uses should be consistent in scale with surrounding residential uses.
2. Vehicular traffic, noise, visual, and other effects of the commercial uses should be minimized.
3. Off-street parking should be sufficient but not excessive.
4. The Zoning Code should specify allowed commercial uses based on an evaluation of impacts of such uses.
5. Pedestrian traffic generated by commercial uses should not adversely affect surrounding residential uses.
6. The need for a commercial use outside the Core Area or an existing neighborhood commercial district should be justified on a case-by-case basis.
7. Develop, implement, and periodically review standards for directing such uses to neighborhoods not so served and limiting the number in any one neighborhood.

INDUSTRIAL POLICIES

The City of Davis has historically had a small manufacturing and industrial base. There is only one major "smokestack" industrial use in the City, and many of the current uses classified as "industrial" are equipment storage or research facilities. Nevertheless, industrial land use policies are important to guide possible future facilities and the expansion or conversion of existing facilities.

GOAL I:

To allow industrial uses which are consistent with other policies in this land use element and which are favorable to the community environmentally, economically, and fiscally.

Objective No. 1:

To establish in the Zoning Code and to periodically review guidelines for the development of performance standards for industrial uses.

Policies:

1. Establish, subject to performance standard, permitted uses and conditional uses which do not create dangerous, noxious, or objectionable effects.
2. Establish set-back and landscaping criteria to limit the effects of noise, visual blight, glare, pollution, and other adverse characteristics of the use.
3. Ensure that industrial uses adjacent to or proximate to residential areas do not cause adverse vehicular traffic or parking impacts on those areas arising from the volume of traffic.
4. Establish limits on noise levels for industrial uses.
5. Establish standards for emission odors, smoke, other air emissions, and liquid or solid wastes.
6. Limit the amount of light-generated glare emanating from industrial uses.
7. Establish standards for other effects as appropriate.

Objective No. 2:

Encourage industrial uses
creating few impacts or
wastes.

Policies:

1. Encourage University and related research facilities, administrative facilities, and specialized manufacturing processes of a non-nuisance nature.
2. Establish standards for industrial research facilities that focus on traffic and the reduction of effects from internal operations.
3. Establish standards to allow small, non-nuisance type manufacturing uses that are accessory to a commercial use in a commercial district.

PUBLIC FACILITIES POLICIES

Public facilities are an important land use in Davis. To be a comprehensive document, the Land Use Element must address public facility goals, objectives, and policies. "Public facilities" include a range of land uses, some of which bear little or no relationship to one another. The policies in this section address the following types of facilities:

- * Government administrative offices.
- * Government service land uses.
- * Public and quasi-public institutions.
- * Publicly regulated utility services.
- * Public facilities such as storm and sewer systems.

GOAL 1:

To provide adequate sites for government administrative offices and land uses.

Objective No. 1:

To locate City offices so that they are accessible to all City residents and promote the concentration of commercial activity in or near the Core Area.

Policies:

Government legislative and administrative offices should be concentrated in or near the Core Area to facilitate public access, public interaction among City agencies, and interaction among Agency staff.

Objective No. 2:

To require compatibility between non-Core Area government offices and surrounding land uses.

Policies:

1. Government administrative offices in or adjacent to a residential district should be designed for consistency in scale, architectural treatment, and landscaping with surrounding land uses.
2. Traffic circulation, parking, and noise impacts should be minimized.

GOAL II:

To provide adequate sites and select appropriate locations for government services.

Objective No. 1:

Provision of properly located school sites to meet the needs of the community.

Policies:

1. Work jointly with the Davis Unified School District to identify the demand, if any, for new school facilities.
2. Maintain a small, neighborhood-based system of elementary and intermediate schools.
3. Allow schools to locate in residential areas subject to design review to ensure compatible building bulk, setbacks, parking, traffic circulation, landscaping, and other design features.
4. New schools should be located on minor arterial or collector streets.
5. Consolidate other public uses with school sites to the greatest extent feasible. Such uses include libraries, public meeting halls, parks and recreation facilities, and cultural centers.

Objective No. 2:

To provide adequate sites for parks to serve as community focal points.

Policies:

1. Locate parks throughout the City so that every resident is within a convenient distance of a park.
2. Ensure that each neighborhood has at least one centrally located park with sufficient facilities to serve neighborhood residents.
3. Establish district parks, centrally located to several neighborhoods, with facilities that are not duplicative of neighborhood parks.
4. Establish joint uses with other public facilities where feasible to reduce the costs of providing park facilities.

5. Locate parks so that at least two sides abut a public right-of-way and at least one of which is a through street.

(For additional policies on parks, see the Recreation Element, pp 27-29.)

Objective No. 3:

To provide adequate sites for emergency services facilities.

Policies:

1. Emergency services should be located on arterial or collector streets.
2. Emergency services should be located, within fiscal constraints, to minimize response time.
3. Emergency services sites should be designed to reduce noise and traffic impacts on surrounding land uses.

Objective No. 4:

To provide adequate sites for other government services and public land uses.

Policies:

1. Residentially-oriented public and quasi-public services should be allowed in residential areas subject to standards for site design, parking, noise, traffic circulation, and other impacts of such uses. Examples of such uses include: child care centers, foster homes, special residences for developmentally or physically disabled individuals, and nursing homes. (See also Residential Goal VII, p. 12.)
2. Sites for public meeting places and social activity centers should be allowed in residential neighborhoods. Examples include senior citizen centers and youth activity centers.
3. The location of other government/public uses should be coordinated with the government agencies providing those services.
4. Joint use of sites for government/public uses should be encouraged.
5. The number of non-emergency governmental and related land uses in any one residential neighborhood should be limited.

Objective No. 5:

To provide sufficient space for the possible expansion of the City corporation yard.

Policies:

1. Full development of the corporation yard should proceed according to a long-range plan to include internal City needs.
2. The joint use of corporation yard facilities and other public uses should be encouraged where appropriate.
3. Corporate yard activities should be located and designed to reduce potentially adverse effects on abutting residential properties from noise, traffic, visual clutter, and odors.

GOAL III:

To ensure that Davis residents and business users are adequately served by utilities and public improvements.

Objective No. 1:

Develop standards for the location and construction of power supply facilities.

Policies:

1. Power substations should be screened and/or landscaped.
2. Standards for placement and construction of utility lines should be included in the City's subdivision ordinance.

Objective No. 2:

Develop standards for the location and construction of storm drains and sewer lines in developing areas.

Policies:

Include standards for storm drain and sewer line construction in the City's subdivision ordinance.

AGRICULTURAL AND OPEN SPACE POLICIES

The purpose of this section of the Land Use Element is to link locational criteria and standards for agricultural and open space land uses with policies for agricultural preservation and open space maintenance in other elements of this General Plan. There are nearly 1,000 acres of Agricultural/Agricultural Reserve-zoned land representing 25 percent of the City's total acreage. These agricultural lands are dispersed on three principal sites in South, North, and East Central Davis. Other lands are currently in agricultural use but zoned residentially or designated as urban reserve.

All agricultural land in and surrounding Davis is "prime" (Class I and II) or potentially "prime" (Class III and IV) agricultural land. Virtually all of Central, South, and East Davis lie on Class I soils. The remainder of the City is a mixture of Class I and II soils with some Class III and IV soils.

In addition to agricultural lands, open space in the City can be found in public parks, greenbelts along Putah Creek, and in other areas of the City.

These designated open spaces total approximately 430 acres and represent a valuable community asset as recreation areas, natural habitats, and recyclers of urban pollution.

GOAL I:

To identify and preserve prime agricultural lands in and around the City of Davis.

Objective No. 1:

Classify prime agricultural lands.

Policy:

Include a soils capability map in the General Plan showing the classification of soils in and around the City and their value for agricultural uses.

Objective No. 2:

Adopt appropriate zoning classifications to protect prime agricultural lands.

(See Open Space Element Objective No. 7.)

Policies:

1. Restrict uses on agriculturally designated land to agricultural uses, accessory uses, and appropriate conditional uses.
2. Establish minimum lot sizes adequate to ensure the technological and financial feasibility of agricultural uses.
3. Establish standards for the placement and construction of agricultural buildings consistent with the purposes of agricultural preservation.
4. Establish standards to reduce conflicts between agricultural and adjacent or nearby non-agricultural uses resulting from the use of agricultural machinery, agricultural product or by-product processing, pest control techniques, etc. These standards should seek to protect agricultural uses as desirable uses of prime agricultural lands.
5. Encourage owners of agricultural land to enter into Williamson Act contracts to preserve agricultural uses.
6. Rezone non-urban reserve agricultural land for non-agricultural uses only after urban reserve lands have been developed. Agricultural lands should be developed only as a means of providing needed urban development land for internal City growth needs, to allow for a minimum three-year supply of developable land, or in cases where the property owner requesting the rezone arranges for a similar sized and soil-typed parcel to be rezoned for agricultural use.

GOAL II:

To designate appropriate locations and adequate acreage for non-agricultural open spaces.

Objective No. 1:

Coordinate the location and development of public open spaces with other land uses.

(See Open Space Element Objective No. 4 and Land Use Element Public Facilities Goal II, Objective No. 2.)

Policies:

1. Public open spaces should be located in each neighborhood of the City.

2. Public open spaces should be developed for multiple purposes to the extent that is economically, environmentally, and physically practical. Examples of various open space uses are: intensive recreation, passive recreation, wildlife habitat, and recycling of environmental wastes.
3. Joint use of public recreational open spaces and other public facilities on one site should be encouraged.

Objective No. 2:

To provide for private and semi-public open spaces in residential development.

Policies:

1. Establish reasonable lot area per dwelling unit requirements in the zoning code.
2. Establish reasonable yard and setback requirements in the zoning code.
3. Encourage common open space areas in planned residential developments.
4. Require new common open space areas in planned residential developments to be privately maintained.

CIRCULATION AND TRANSPORTATION POLICIES

The purpose of this section is to establish policies that address the effects of the Circulation-Transportation Element on the Land Use Element policies. This section will not duplicate the policies of the Circulation-Transportation Element.

GOAL 1:

To ensure that the total circulation-transportation system of the City of Davis provide mobility and choice for all City residents.

Objective No. 1:

Establish and periodically review transportation and circulation standards which minimize the amount of paved surfaces necessary to achieve choice and mobility for all Davis residents, to provide emergency access, and to provide access for other public and private purposes.

Policies:

1. Include reasonable parking standards in the zoning code.
2. Review street improvement standards and evaluate methods of reducing the required area of paved surfaces.
3. Encourage clustered residential site design with shared parking and internal circulation patterns.

Objective No. 2:

Reduce the adverse effects of traffic and circulation patterns on nearby land uses.

Policies:

1. Require proper screening of parking areas.
2. Review proposed vehicular ingress and egress between public and private areas to reduce traffic conflicts.
3. Establish and maintain a system of street widths and traffic control devices to reduce traffic impacts on residences and to preserve the domestic tranquility of residential neighborhoods.

SPECIAL AREA POLICIES

Several districts of the City of Davis have unique characteristics which warrant special attention in the Land Use Element. Three special areas of the City are distinguished in this section: the Commercial Core Area, the University Avenue Area between the Core Area and the University, and the Olive Drive Area between Richards Boulevard, Interstate 80, and the Southern Pacific Railroad tracks. (See the Davis Area Land Use Map for special district boundaries.)

The policies in this section address special City concerns with land uses and development in these districts.

GOAL 1:

To maintain the Commercial Core Area as the primary retail and office commercial district of the City within the limits imposed by the amount of land available for commercial expansion.

Objective No. 1:

Establish and periodically review land use regulations which reflect the commercial value of the Core Area and its proximity to the University.

Policies:

1. Allowed uses should be limited to those which are consistent with reinforcement of the Commercial Core.
2. Land use regulations should be flexible enough to accommodate changes in market conditions.
3. Commercial uses should emphasize retail goods, services, and entertainment.
4. Housing, especially University-oriented housing, should be allowed in mixed use developments in the Core Area.
5. Joint parking facilities should be encouraged and individual parking on a lot discouraged.
6. Commercial uses should be small and medium-sized in scale, generally one to three stories.
7. New commercial establishments providing City-wide goods or services should be located in the Core Area or adjacent to the Core Area whenever possible.

8. The City should investigate regulations or incentives which would make maximum use of the Core Area's limited land/building space resources. Options include mixed-use projects, selective redevelopment, and parking under structures when economically feasible.

Objective No. 2:

To encourage pedestrian circulation throughout the Core Area.

Policies:

1. Mid-block pedestrian passage ways should be required in designated areas.
2. Traffic control should facilitate pedestrian travel across streets.
3. Street landscaping and furniture should be used in the Core Area to enhance pedestrian travel among Core Area establishments.
4. Core Area pedestrian routes should be accessible to handicapped individuals.

Objective No. 3:

To preserve historically or architecturally significant structures.

Policies:

1. Zoning and building regulations should be applied flexibly to enhance the feasibility of commercial uses in historically or architecturally significant structures.
2. Replacement or alteration of historically or architecturally significant structures should be discouraged.

GOAL II:

To maintain a University-related residential and commercial ambiance in the blocks adjacent to University Avenue.

Objective No. 1:

Encourage small scale commercial uses mixed with student housing.

Policies:

1. Commercial uses and services should be directed to student needs.
2. Commercial uses should generally be located on the ground story in multi-story structures.
3. Single-family homes should be preserved and continued residential use encouraged.

Objective No. 2:

Limit through-traffic
vehicular access.

Policy:

Vehicular access should be restricted, and bicycle and pedestrian travel should be facilitated.

GOAL III:

To improve the condition of housing and public services along Olive Drive.

(For specific policies and actions, see the Housing Element, pages 37, 42, 44.)

POLICIES FOR PRESERVING SIGNIFICANT FEATURES

The policies in this section address the preservation of significant natural or artificial features, sites, and structures which have substantial historic, architectural, cultural, or educational value.

[NOTE: Some of the policies in this section have been moved from the Conservation Element, p. 20.]

GOAL 1:

To preserve historically, architecturally, culturally, and educationally significant features in the City of Davis.

Objective No. 1:

Establish a citizen's advisory body to identify significant features.

Policies:

1. Maintain an inventory of designated historical resources.
2. The advisory body should identify and recommend potential historical resources based on criteria which address the historic, architectural, or other uniqueness of the site; its cultural and educational value to the City; the condition of the feature (the importance of the historic event or period represented by the potential historic resource; and the age of the site.
3. The advisory body should review land use and construction applications which involve historical resources. Standards of review should address the extent of any alteration or addition, and its effect on the architectural style or history of the structure.

Objective No. 2:

Establish standards for preservation of historical structures and districts.

Policies:

1. The designation of an historical resource should be based on criteria which consider the uniqueness and importance of the area to be designated, the cultural and educational value of the area, the age of natural or artificial features in the proposed district, and the willingness of property owners to participate in preservation of designated historical resources.

2. Encourage restoration and use of historic structures in a manner compatible with the historic value of the structure.
3. Regulations governing the use of an historic structure should allow a reasonable return to the property owner.
4. The City should assist property owners in obtaining technical assistance in restoring significant features.

Objective No. 3:

Encourage public awareness of landmarks and historical artifacts.

Policy:

1. Publicize the existence of landmarks with appropriate displays, monuments, plaques, brochures, etc.
2. Encourage private initiative development and location of a City of Davis museum to store, display and showcase the historical, architectural and cultural heritage, as well as any other appropriate contributions from the community.

Objective No. 4:

Undertake incentives for historic preservation.

Policies:

1. Assist property owners in obtaining tax credits for preservation.
2. Establish historic preservation easements where appropriate to preserve historical resources.
3. In rare instances, purchase historic structures.
4. Encourage Yolo and Solano Counties to preserve and develop historical resources within their jurisdictions.

ENVIRONMENTAL POLICIES

GOAL:

To consider environmental constraints in making land use decisions and to balance the need for accommodating new development with the need to reduce environmental damage from development.

Objective No. 1:

Identify natural environmental constraints to development and apply appropriate conditions in development approval to address those constraints.

Policies:

1. Identify areas prone to flooding, with unstable soils, with steep slopes, or containing other geologic hazards. Provide standards in the City's zoning, subdivision, and other land use codes to address these constraints.
2. Reduce the effects of human-created environmental constraints with standards addressing traffic and parking, light and glare, landscaping, noise, etc.

Objective No. 2:

Encourage energy conservation in land use.

Policies:

1. Encourage site plans which minimize paved surfaces.
2. Encourage, where appropriate, housing clusters with common walls.
3. Enforce state energy standards for new structures.
4. Develop City energy conservation standards to address weatherproofing, heat-loss through surfaces, appliance efficiency, and other factors.

FISCAL POLICIES

GOAL:

To accommodate new development which is adequately provided with municipal improvements and services.

Objective No. 1:

To plan for capital improvements timed to meet new development demand.

Policies:

1. Establish facility use standards and determine facility capacities so that the need for new facilities can be projected in advance of development.
2. Identify current areas of the City which are inadequately served by facilities and services or which may be inadequately served in the future.
3. Require developers to pay reasonable fees for or install necessary improvements internal to and primarily serving new development, such as local streets, local drainage and sewer connections, traffic control devices, and other internal facilities.
4. Seek to reduce the cost of providing such facilities through standards which address a specified level of performance rather than a prescribed type of improvements. An example is the use of narrower street widths.
5. Encourage the use of assessment districts, industrial development bonds, capital facilities districts (Section 53311 et. seq. of the California Government Code), and other techniques for financing improvements serving existing and new development.

Objective No. 2:

To balance commercial, industrial, and residential development.

Policies:

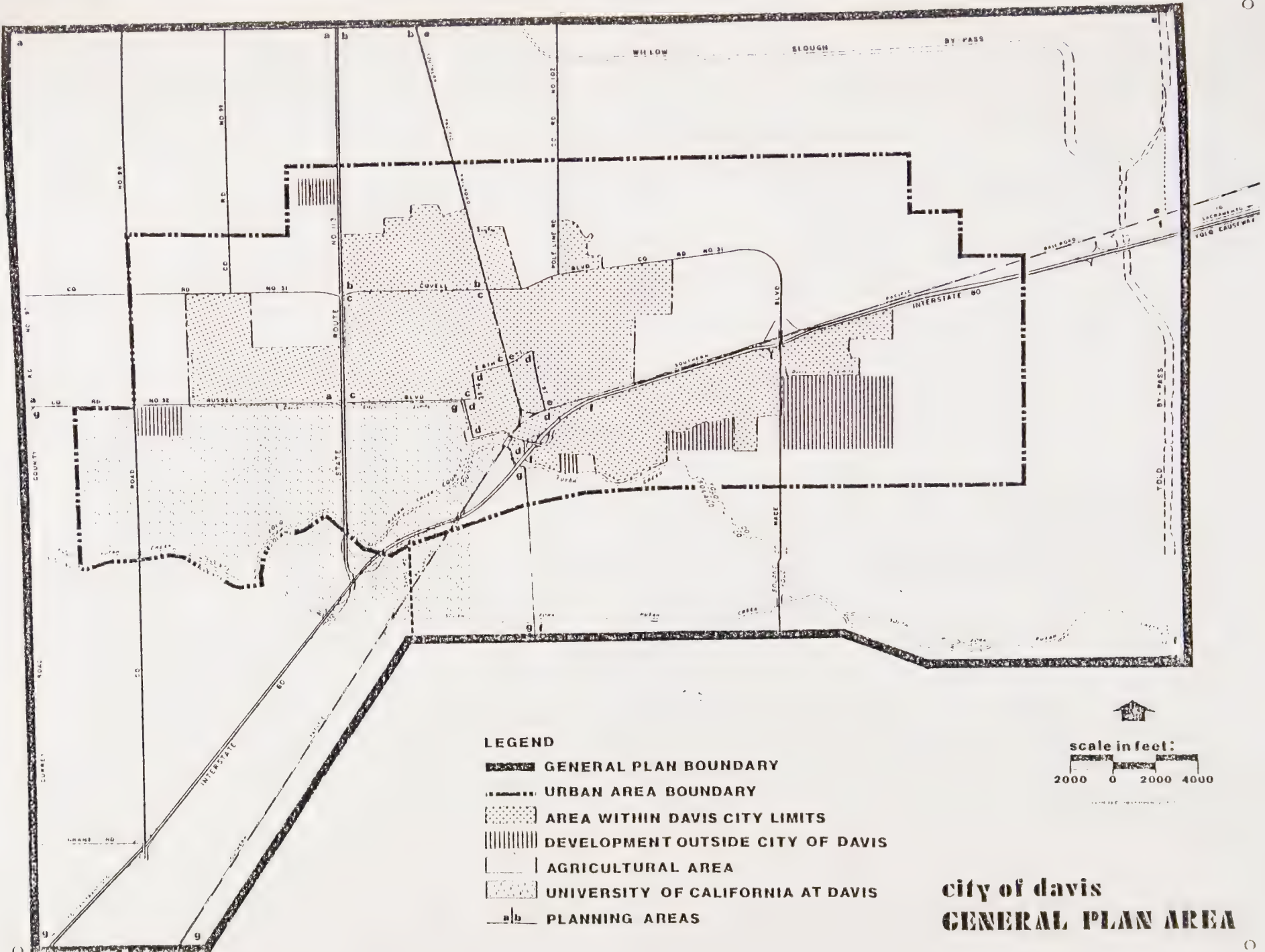
1. Encourage new commercial and industrial uses to provide employment for Davis residents.
2. Encourage new commercial uses which will provide goods and services to Davis residents.

LAND USE ELEMENT ACTION PROGRAM

To effectively implement the Land Use Element policies, the following technical studies are recommended to support specific actions on the part of the City.

1. Determine five-year housing needs, including new construction needs, vacant land needed to accommodate new housing, the number of new ownership units which should be allocated biennially, the number of housing units to be rehabilitated, and the number of low- and moderate cost units necessary to meet low- and moderate-income household needs. These objectives will be accomplished through periodic revisions to the Housing Element and the preparation of biennial Residential Needs reports.
2. Prepare a periodic "Land Use Needs" study similar to the Residential Needs report. This study would project land needs for a three-to-five year period based on development patterns in the preceding three years, population and employment trends, and the supply of zoned, vacant land. The purpose of the study would be to determine the supply of vacant land necessary to assure choices and competition. The study would also include on-going analysis of existing land uses by type and acreage.
3. Maintain a "Capital Improvements Needs" study as part of the City's capital improvement program showing the three to five-year facilities and service needs of new development as proposed in pending applications, planned by the City, and projected during the period covered by the study. The needs report should be updated biennially and show the types of facilities needed, an estimate of the costs of those facilities, and alternatives for financing those facilities.
4. Prepare a "development manual" which explains in easily understandable terms, and with illustrations, the various zoning and other restrictions and how they may apply to a particular property. The manual should include the City's design standards for roads, sidewalks, installation of utilities, landscaping and screening, lighting, and other development requirements.

5. Periodically revise the City's "Office Space Needs" report, and relate this to the land use study. The report should be updated biennially and document the existing and approved type, tenure, and amount of office space and home occupations. The report should project office space needs for a three-to-five year period.
6. Prepare a "Commercial Space Needs" report, incorporating the same points of analysis as the Office Space Needs report. Commercial space demand should be distinguished by location, type, and market area. Primary emphasis should be on preservation and enhancement of the Core Area.
7. Periodically prepare/revise traffic studies showing the origin and destination of trips, the mode of travel, and traffic volumes for each type of transit on selected City rights-of-way. The studies should also show the availability and demand for various types of on- and off-street parking and project traffic volumes and parking demands for a one to three year period.
8. Periodically update land use and design plans for each of the specially designated areas: the Core Area, University Avenue, and Olive Drive. The plans should show existing land uses, permitted land uses, report on the progress of programs adopted to implement the plans, and show future program actions affecting land uses in the special plan areas.
9. Maintain and update a list of designated and nominated historic resources throughout the City. The list should be reviewed annually.
10. Periodically update maps of environmental constraints to development, such as areas prone to flooding, environmentally sensitive areas, and conservation areas.
11. Develop a list of federal and state programs and tax incentives to encourage preservation of significant features. Maintain a list of local craftspeople, artisans, and contractors with expertise in preservation and rehabilitation of historic structures.
12. Annually prepare a list of community development planning priorities and needed funding for review and comment by the Planning Commission and the City Council.



GOLF COURSE

DAVIS
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LAND USE

February 1984

CO RD 29

D
N
E
G
E
L

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

SCHOOLS

GENERALIZED LOCATION

OPEN SPACE

PUBLIC

AGRICULTURAL
RESERVE

NOTE: Commercial uses of less than
three (3) contiguous acres may be per-
mitted in a predominantly residential
planned development

CO RD 30

CO RD 31

COVELL BLVD

W. EIGHTH ST

Core
detail
see
back

RUSSELL BLVD

CO RD 32

UNIVERSITY OF CALIFORNIA AT DAVIS

80

HOLD CO
SALANO CO

CO RD 105

CO RD 104

CO RD 103

CO RD 102

CO RD 101

CO RD 100

CO RD 99

CO RD 98

CO RD 97

CO RD 96

CO RD 95

CO RD 94

CO RD 93

CO RD 92

CO RD 91

CO RD 90

CO RD 89

CO RD 88

CO RD 87

CO RD 86

CO RD 85

CO RD 84

CO RD 83

CO RD 82

CO RD 81

CO RD 80

CO RD 79

CO RD 78

CO RD 77

CO RD 76

CO RD 75

CO RD 74

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DEVELOPMENT PHASING

February 1984

CO. RD. 29



-  EXISTING
-  URBAN RESERVE
-  FUTURE PLANNED DEVELOPMENT

CO RD 30

CO RD 105

CO RD 104 A

COVELL BLVD

CO RD 102

POPE LINE RD

S.P.R.R.

STALINA DR

ANDERSON RD

W. EIGHTH ST

FIFTH ST

SCALCOP LN

RUSSELL BLVD

CO RD 31

CO RD 29

CO RD 32

UNIVERSITY OF CALIFORNIA AT DAVIS

PUTAH CREEK

INTERSTATE 80

SOLANO CO.

CO RD 103

MAIZE BLVD

DAVIS
GENERAL
PLAN

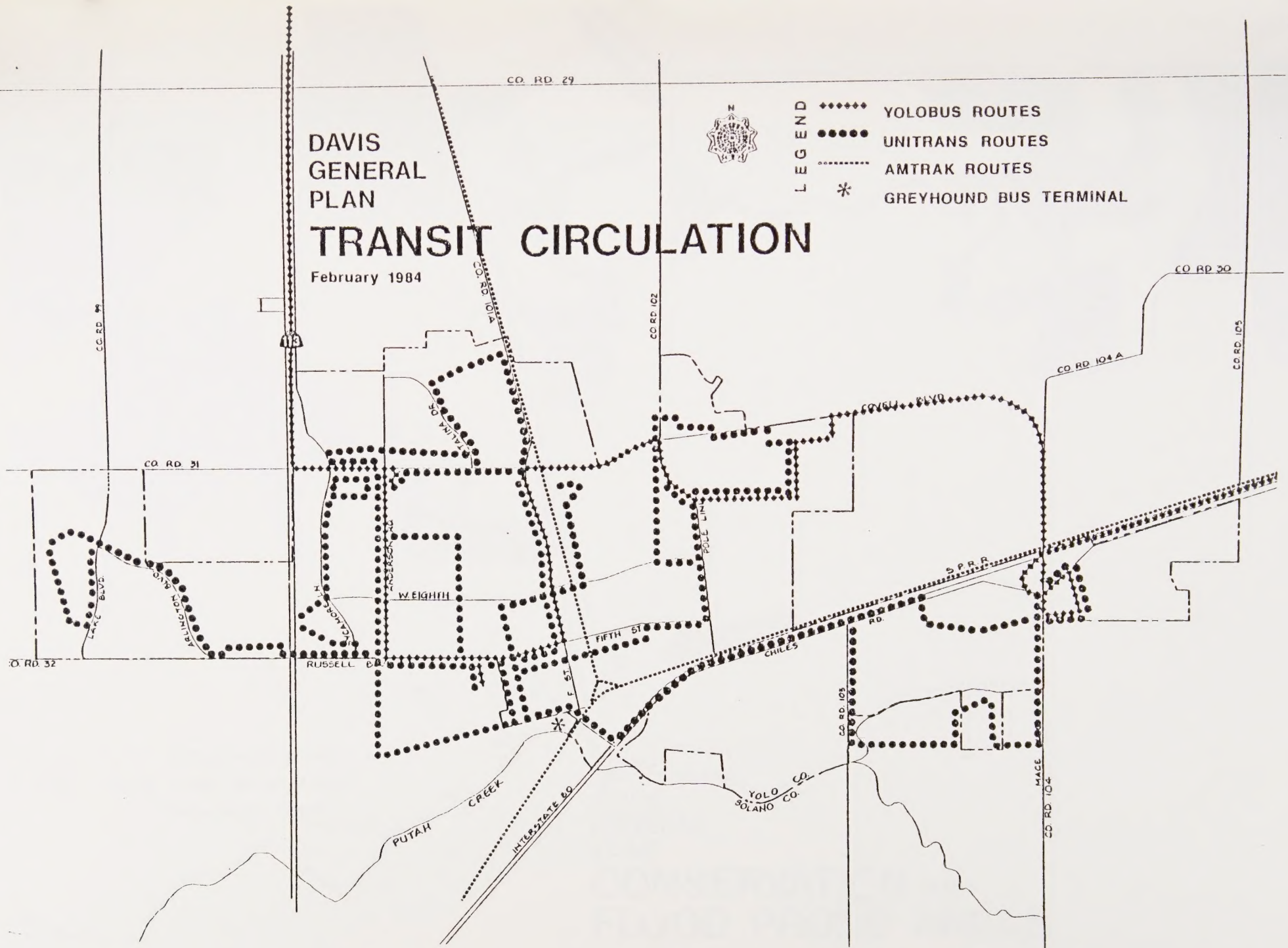
TRANSIT CIRCULATION

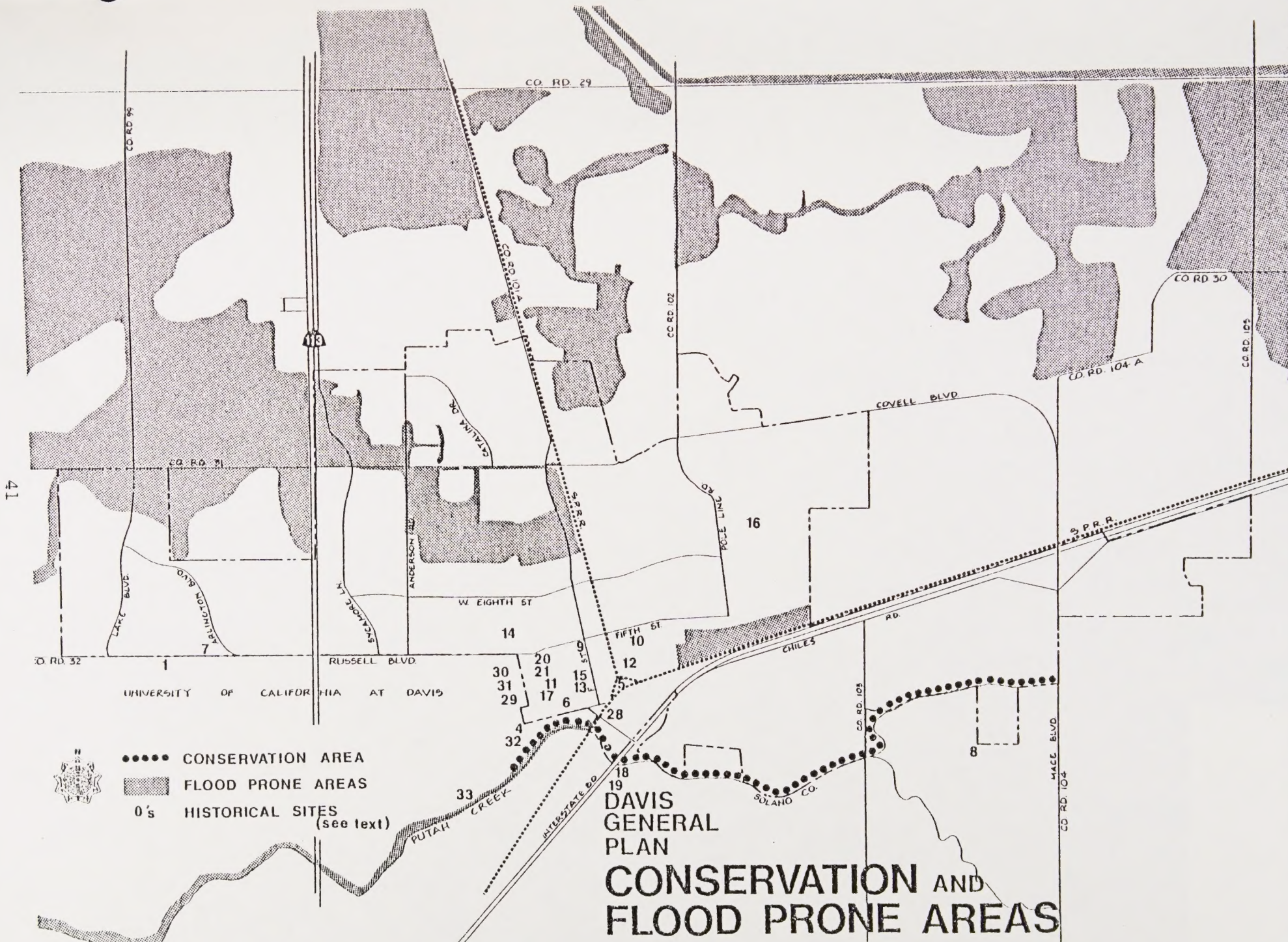
February 1984

CO. RD. 29



- LEGEND
- ◆◆◆◆◆ YOLOBUS ROUTES
 - UNITRANS ROUTES
 - AMTRAK ROUTES
 - * GREYHOUND BUS TERMINAL





DAVIS
GENERAL
PLAN

CONSERVATION AND FLOOD PRONE AREAS

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NATIONAL SYSTEM OF PUBLIC LANDS
SANTA FE NATIONAL MONUMENT
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